

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for APRIL 22, 2019

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Pauline Gudas, chaired the meeting.

Members in Attendance: Pauline Gudas, Normand Anctil, Kristine Kittridge, Benjamin Martin and Lucy Bisson

Members Absent: John Butler, Sandra Marquis

Associate Members Present: None

Staff Present: David Hediger, Director of Planning and Code, Douglas Greene, City Planner and Linda Tripp, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:** None

403 Sabattus Street, Aroma Joe's development review application for an 848 sf drive-thru coffee shop.

Douglas Greene read staff comments. John Kuchinski of CES Engineers welcomed questions from the board. Normand Anctil inquired if there would be a designated and properly graded snow storage area and John Kuchinski assured the Board that there would be. Lucy Bisson requested clarification regarding the rear fence which was provided by John Kuchinski.

Pauline Gudas opened the discussion to the public. No public spoke.

The following motion was made:

MOTION: by **Benjamin Martin** that the application submitted by CES Engineers on behalf of MR Deal, LLC to construct an 848 square foot Aroma Joe's drive-thru coffee shop on a 0.4+/- acre vacant paved lot located at 403 Sabattus Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted with the following conditions:

1. Construction of the entrance shall consist of a single 15-foot entrance lane and two exit lanes consisting of an 11-foot wide left-turn lane and a 12-foot right-turn lane. The entrance and exit lanes will be separated by a 2-foot wide flush mountable concrete island as separation.

2. One year after opening the City of Lewiston Police Department will provide crash reports for Sabattus Street related to the movements into and out of the existing entrance. If a review of the crashes show that four or more crashes related to Left-turns into and out of the entrance occurred during this one-year period then the applicant shall convert the existing entrance into a Right-in/Right-out entrance as shown on Plan Sheet SK-1, Right Hand Turn Alternative Entrance. The applicant shall provide an escrow in the amount of \$13,000 to the City of Lewiston for the future construction of this Right-in/Right-out entrance. The escrow shall be returned to the applicant upon determination that a Right-in/Right-out entrance is not required or upon completion of the new entrance.
3. The overall site provides for 17 parking spaces for vehicles and an area for 2 additional parking spaces. One year after opening the applicant will provide the City of Lewiston a parking analysis to determine if these 2 additional spaces are required to comply with the City of Lewiston parking requirements for this land use. If the spaces are required due to congestion in the lot then these spaces will be paved and striped as parking spaces.
4. Curbing will be installed along the site frontage on Sabattus Street. The type and extent of curbing shall be determined by negotiations between the City of Lewiston and the Applicant.
5. Design and construct the area labeled "snow storage" along Sabattus Street to drain away from the Sabattus Street right-of-way.

Second by **Lucy Bisson.**
VOTED: 5-0 (Passed)

V. OTHER BUSINESS:

- a) Request from the Historic Preservation Review Board to the Planning Board to initiate a zoning text and map amendment for the Lewiston Commercial Historic District.

The following motion was made:

MOTION: by **Normand Ancil** to initiate a text and map amendment to Article XV, Significant Buildings and Districts to include the Lewiston Commercial Historic District and any other necessary updates or amendments. Second by **Kristine Kittridge.**

VOTED: 5-0 (Passed)

b) Discuss upcoming meeting and events

- May 8, 2019 Public meeting for Design Lewiston (Update of Design Regulations) 5:30 – 7:00 p.m., 3rd Floor Conference Room, City Hall.
- June 5th and 6th Build Maine Conference at the Royal Oak Room, Iron Horse Court, 1 Bates Street, Lewiston, Maine

c) Pauline Gudas announced the resignation of Paul Robinson and explained that his need to do so was due to the fact that too many members within the same ward had mistakenly been appointed.

VI. READING OF MINUTES: Adoption of the March 11, 2019 and March 25, 2019 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the March 11, 2019 draft minutes as presented. Second by **Kristine Kittridge**.

VOTED: 5-0 (Passed)

The following motion was made:

MOTION: by **Lucy Bisson** to accept the March 25, 2019 draft minutes as presented. Second by **Kristine Kittridge**.

VOTED: 4-0 (Passed. Benjamin Martin abstained)

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Kristine Kittridge** that this meeting adjourns at 6:00 p.m. Second by **Benjamin Martin**.

VOTED: 5-0 (Passed)

The next regularly scheduled meeting is for Monday, May 13, 2019 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in blue ink that reads "Lucy Bisson for CLC". The signature is written in a cursive, flowing style.

Lucy Bisson, Vice Chairperson